

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

## MEETING MINUTES

AUGUST 6, 1992

The regular meeting of the Manistee City Planning Commission was held on Thursday, August 6, 1992 at 7:15 P.M. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:15 P.M. by Chairman Roger Yoder.

**MEMBERS PRESENT:** R. Bruchan, R. Franckowiak, D. Johnson, J. Lakos, J. Schimke, A. Slawinski, R. Yoder

**MEMBERS ABSENT:** J. Pruis, K. Thompson

**OTHERS PRESENT:** Jon Rose (City Code Administrator), Dale Picardat, Rick Jensen and Randy Witherspoon.

### PUBLIC HEARING:

#### PROPOSED AMENDMENT TO ZONING ORDINANCE REGARDING FRONT YARD SETBACKS-

Yoder opened the hearing and read the proposed amendment. Rick Jensen spoke in support of the amendment. There were no opposition to the amendment noted. Rose suggested that the word "principle" be added to the wording where it addresses the building fronting on the same street, to avoid confusion as to whether accessory buildings are to be considered. There being no further comments, the hearing was closed and the regular meeting opened at 7:20 p.m.

### SITE PLAN REVIEWS:

#### REST ROOM PLAN FOR REITZ'S PARK-

Picardat outlined the past and present needs for restroom facilities for Reitz Parks and presented the proposed plans for the restroom facilities. The structure would be built by volunteer labor, at an expected cost of \$6,700. There is currently available about \$4,000 in a fund. Discussion followed, which included feelings on lack of funds, the need for belt tightening, priority and the opinion that this was not a priority. It was moved by Lakos, supported by Slawinski, to approve site plan for the project, but followed through only when the funds are available. MOTION FAILED (3 to 3 vote- Johnson was absent at time of vote). Further discussion followed and it was felt that a resolution concerning when the project should be started and funded should be handled separately from the site plan and was tabled until later in the meeting. It was moved by Lakos, supported by Slawinski, to approve the site plan. MOTION CARRIED UNANIMOUSLY.

#### DDA/MERCHANTS SIGN-

Randy Witherspoon made the presentation. The proposed sign, a colored rendering of which was shown, has been reviewed by both the DDA & Historic Overlay District Review Committee and approved. Estimated cost is approximately \$9,000 and would be approximately 9 by 14 feet (126 square feet) in size. During the discussion, the size of the sign was a concern. It was felt that the maximum size should not exceed 100 square feet. Moved by Bruchan, supported by Slawinski, to authorize the Site Plan Review Committee to give final approval on the sign with a maximum size of 100 square feet. MOTION CARRIED.

#### TEEN CENTER-

Rose made the presentation. The center to be constructed by volunteer labor. Following discussion, it was moved by Franckowiak, supported by Lakos, to approve the site plan. MOTION CARRIED.

**QUESTIONS & CONCERNS:** None

**CONSIDERATION OF MATTERS:** None

**MINUTES**

It was moved by Slawinski, supported by Lakos, that the minutes of 7/9/92 and 7/28/92 be approved. MOTION CARRIED.

**MASTER PLAN AMENDMENTS**

Tabled.

**SIGN ORDINANCE**

Bruchan gave brief report. Waiting for 'final' draft from Kurt Schindler.

**HISTORIC OVERLAY DISTRICT ORDINANCE**

Rose gave brief report on status. Current draft has been returned to Frank Gilbert so that it can be brought into line with the current law.

**SURPLUS CITY LAND**

Rose made presentation. Following discussion it was moved by Franckowiak, supported by Lakos, to advise the City Council that the lots in question are surplus city property, but make recommendation that before any sale is made, the parcels should be annexed to the city. MOTION CARRIED.

**PROPOSED ZONING AMENDMENT**

Discussion on the proposed zoning amendment, for which a public hearing was held earlier in the meeting. It was moved by Bruchan, supported by Franckowiak, to recommend to the City Council that the following be adopted:

That the Manistee City Zoning Ordinance of March 20, 1990, is hereby amended to add a statement to Sections 2904 C.1, 4004 C.1, 4204 D.1, 4404 C.1, 4604 C.1 and 4804 C.1(a), Regulations & Standards (Yard and Setback Requirements) - Front Yard, as follows, to wit;

Front Yard: The minimum setback shall not be less than xxxxx (xx) feet from the front property line, or xxxxx (xx) feet from the centerline of a street, whichever is greater. In established neighborhoods, where a majority of the buildings do not meet the required front yard setback, the administrator may establish a reduced setback. This reduced setback shall be the most common of the existing front yard setbacks of all principal buildings that are on the same block and front on the same street. This reduced setback provision shall be applicable to front yard setbacks only.

MOTION CARRIED

**CITY UPDATE**

Picardat reported on:

1. Modifications to Riverwalk West
2. Riverbank erosion (approximately 1,500 cubic yards of sand has already been lost)

**D.D.A.**

No report.

**ZONING BOARD OF APPEALS**

Johnson reported on the Board's actions concerning variances.

**SITE PLAN REVIEW &  
HISTORICAL OVERLAY COMMITTEE**

Lakos gave a brief report.

**PROPOSED C-3 AMENDMENT-**

Johnson and Rose reported on the petition from Ed & Paul Schlafley requesting an amendment to the C-3 zoning district or a change of zoning districts to allow them to operate a taxidermy in a structure next to their motel. It was noted that most of the current uses in that area are not permitted under permitted or special uses of the district. Different alternatives were discussed, but no definitive direction could be agreed upon. Inasmuch as the Schlafleys have requested either a change of use or a complete rezoning, a notice could be published advising of the alternatives and the Commission could make a decision, following the hearing, as to the direction we would want to recommend to City Council. It was moved by Lakos, supported by Slawinski, to set a Public Hearing on the request at our next regular meeting and that the notices of the hearing shall indicate that the request would either amend the current district to allow a taxidermy shop or to change the zoning district to another district designation which would allow a taxidermy shop. MOTION CARRIED.

**RESOLUTION CONCERNING THE PROPOSED RESTROOMS AT REITZ PARK-**

Discussion continued from an earlier portion of the meeting concerning the proposed restrooms at Reitz Park and the Commission's concerns on funding the project. It was moved by Bruchan, supported by Schimke, that the following resolution be adopted and forwarded to the City Council:

WHEREAS, the Planning Commission has reviewed the plans for the proposed restroom facilities at Reitz Park, and

WHEREAS, the Planning Commission feels that the proposed project is not a high priority item at this time, and

WHEREAS, the Planning Commission feels that with current economic conditions, the City should be more prudent with the expenditure of City funds.

BE IT RESOLVED THAT, the Planning Commission recommends that construction of the proposed restroom facilities be postponed until such times as economic conditions improve.

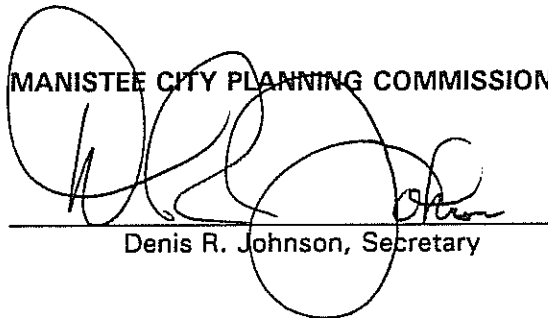
MOTION CARRIED.

**ADJOURNMENT**

There being no further business, it was moved by Slawinski, supported by Franckowiak, that the meeting be adjourned. MOTION CARRIED.

The meeting adjourned at 9:03 p.m.

MANISTEE CITY PLANNING COMMISSION



Denis R. Johnson, Secretary

